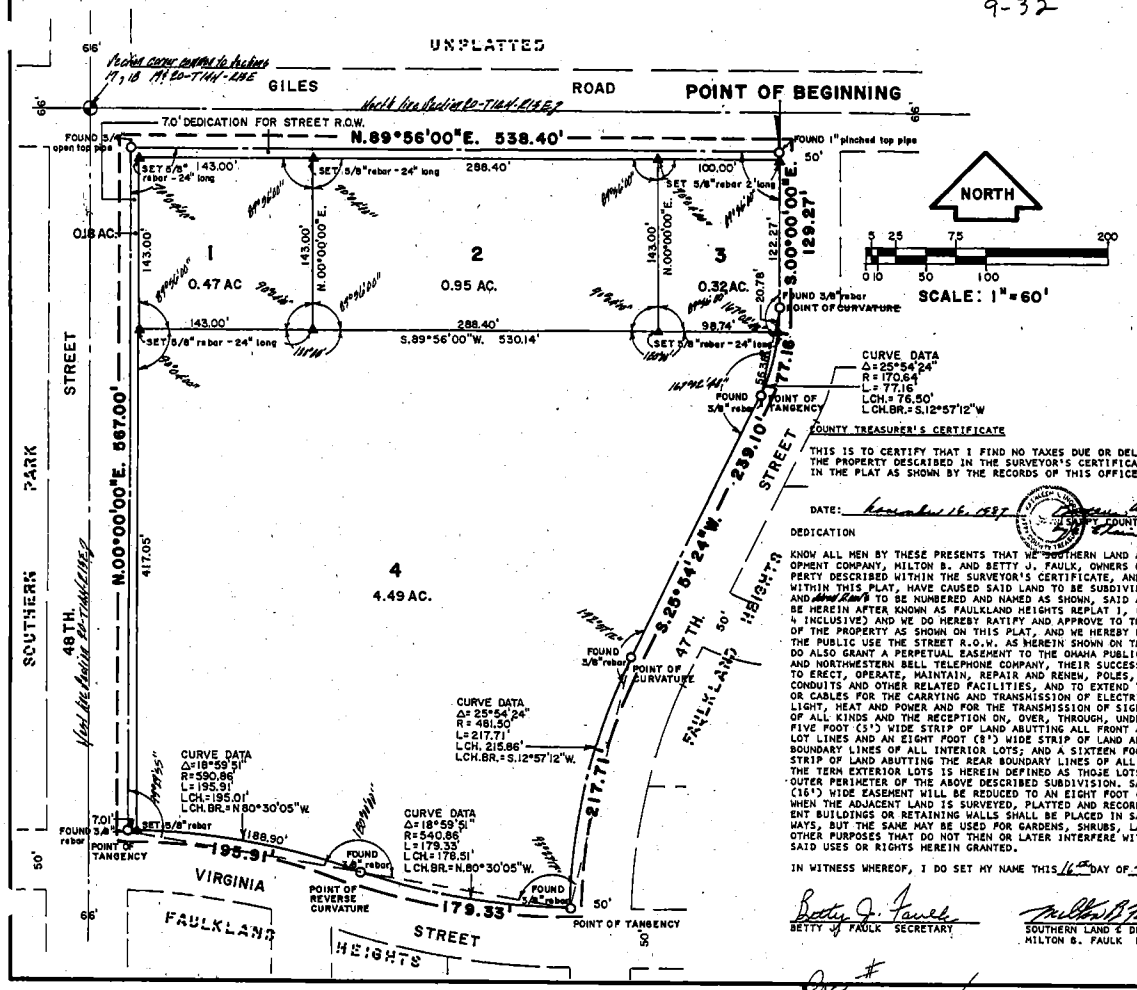
9-32

# FAULKLAND HEIGHTS REPLAT I

## (LOTS 1 THROUGH 4 INCLUSIVE)

**BEING A REPLATTING OF LOT 1, FAULKLAND HEIGHTS A SUBDIVISION LOCATED IN THE NW1/4 SECTION 20, T.14N., R.13E OF THE 6TH. P.M. SARPY COUNTY, NEBRASKA.**




### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION DESCRIBED HEREIN, AND HAVE PLACED IRON PIPES ON ALL LOT CORNERS, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS FAULKLAND HEIGHTS REPLAT I, (LOTS 1 THROUGH 4 INCLUSIVE) AND IS A REPLAT OF LOT 1 FAULKLAND HEIGHTS. PLATTING ALL IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 FAULKLAND HEIGHTS; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 129.27 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG A 170.64 FOOT RADIUS CURVE (CHORD DISTANCE OF 76.50 FEET, SAID CHORD BEARS SOUTH 12°57'12" WEST) AN ARC DISTANCE OF 77.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°54'24" WEST A DISTANCE OF 239.10 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG A 481.50 FOOT RADIUS CURVE (CHORD DISTANCE OF 215.86 FEET, SAID CHORD BEARS SOUTH 12°57'12" WEST) AN ARC DISTANCE OF 217.71 FEET TO A POINT OF TANGENCY; SAID POINT ALSO BEING A POINT OF CURVATURE (AKA THE SOUTHEAST CORNER OF SAID LOT 1); THENCE ALONG A 540.86 FOOT RADIUS CURVE TO THE RIGHT (CHORD DISTANCE OF 178.51 FEET, SAID CHORD BEARS N 80°30'05" W) AN ARC DISTANCE OF 179.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 590.86 FOOT RADIUS CURVE TO THE LEFT (CHORD DISTANCE OF 195.01 FEET, SAID CHORD BEARS NORTH 80°30'05" WEST) AN ARC DISTANCE OF 195.91 FEET TO A POINT OF TANGENCY (AKA THE SOUTHWEST CORNER OF SAID LOT); THENCE NORTH 88°00'00" EAST A DISTANCE OF 567.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°56'00" EAST A DISTANCE OF 538.40 FEET TO THE POINT OF BEGINNING.

CONTAINS: 279,322.258 SQUARE FEET OR 6.41 ACRES MORE OR LESS.

NOTE: THE EAST LINE OF SAID LOT IS ASSUMED TO BEAR NORTH 00°00'00" EAST.

REGISTERED LAND SURVEYOR
CLARENCE ROGER CARRELL
#LS-306
STATE OF NEBRASKA

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: November 16, 1987

SARPY COUNTY TREASURER

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE SOUTHERN LAND AND DEVELOPMENT COMPANY, MILTON B. AND BETTY J. FAULK, OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND ~~STREETS~~ TO BE NUMBERED AND NAMED AS SHOWN, SAID ADDITION TO BE HEREIN AFTER KNOWN AS FAULKLAND HEIGHTS REPLAT I, (LOTS 1 THROUGH 4 INCLUSIVE) AND WE DO HEREBY RATIFY AND APPROVE TO THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE FOR THE PUBLIC USE THE STREET R.O.W. AS HEREIN SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO SET MY NAME THIS 16th DAY OF Nov. 1987.

Betty J. Faulk
BETTY J. FAULK SECRETARY

Milton B. Faulk
SOUTHERN LAND & DEVELOPMENT CO.
MILTON B. FAULK PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF SARPY )

ON THIS 16th DAY OF November 1987, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY CAME MILTON B. & BETTY J. FAULK WHO ARE PERSONALLY KNOWN TO ME and/or as to be the President & secretary respectively acknowledging the ~~meaning~~ of the forgoing to be their voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS MY HAND AND NOTARIAL SEAL THIS DATE AFORESAID.

MY COMMISSION EXPIRES March 8, 1991

Barbara B Greenjo
NOTARY PUBLIC

Clarence Roger Carrell
CLARENCE ROGER CARRELL NE. R.L.S No.306

### APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF FAULKLAND HEIGHTS REPLAT I (LOTS 1 THROUGH 4 INCLUSIVE), THIS 16th DAY OF Sept. 1987.

Ronald A Rystrom
SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LAND SURVEYOR LS-241 RONALD A. RYSTROM

### APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF FAULKLAND HEIGHTS REPLAT I (LOTS 1 THROUGH 4 INCLUSIVE), WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION ON THE 1st DAY OF Oct. 1987.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF FAULKLAND HEIGHTS REPLAT I (LOTS 1 THROUGH 4 INCLUSIVE) WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THE 24th DAY OF Nov. 1987. Approval of this plat does not constitute acceptance of the streets or alleys by the City Council. Subdivider shall comply with the requirements of Resolution No. 2-9 within this subdivision.

ATTEST: Brenda Ahl

MAYOR

CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
6530 SO. 84th STREET, SUITE 200 B
OMAHA, NEBRASKA 68127
(402) 331-2333

Revised: 11/1/87 R.D.S.
REVISED: 3/19/86 R.D.S.
REVISED: 7/13/87 R.D.S.
1959CK

11-6-87 1455 P 9 Rec 75 Copies 750

Rec # 18703.1